



comhairle chontae na m
meath county council

Chief Executive Report

Draft Variation No. 4 of Meath County Development Plan 2021-2027, as varied

June 2025

Meath County Council

customerservice@meathcoco.ie | (046) 9097000 | www.meath.ie

Contents

Introduction	2
1.0 Introduction & Overview of the Chief Executive's Report.....	2
Purpose & Contents of the Chief Executive's Report	2
1.1 Summary of Proposed Variation No. 4 of the Meath CDP 2021-2027, as varied	3
1.2 Consultation Process on the Draft Variation No. 4 to the Meath CDP 2021-2027	3
1.3 Approach to Consideration of Submissions	3
1.4 Conclusion	4
2.0 Index of Submissions	5
3.0 Submissions	6
3.1 Key Statutory Submissions	6
3.2. Other Submissions.....	9
3.3 SEA/AA Report Submissions.....	10
4.0 SEA Screening for Draft Variation No. 4 Meath County Development Plan 2021-2027, as varied.	11

Introduction

1.0 Introduction & Overview of the Chief Executive's Report

Purpose & Contents of the Chief Executive's Report

The Purpose of the Chief Executive's Report is to report on the outcome of the consultation process on Proposed Variation No. 4 to the Meath County Development Plan 2021-2027, as varied and will set out the Chief Executive's response to the issues raised in the submissions, and make recommendations on the proposed amendments, as appropriate.

The Meath County Development Plan 2021-2027 was adopted on 22nd September 2021 and came into effect on the 3rd November 2021 (hereafter the Meath CDP). It is proposed to bring forward a number of Variations to the Meath CDP. Variation 1 and 2 were adopted on the 13th May 2024. Variation 3 was adopted on 27th January 2025. This document presents the Chief Executive's responses to the fourth proposed Variation.

Pursuant to Section 13 of the Planning and Development Act 2000 (as amended), notice of the preparation of Proposed Variation No. 4 to the Meath County Development Plan 2021-2027, as varied was given on 16th May 2025. Submissions and observations with regard to the Proposed Variation together with Strategic Environmental Assessment and Appropriate Assessment Screening Reports were invited for a period of 4 weeks from 16th May 2025 to 16th June 2025 inclusive.

Pursuant to Section 13(4)(b) of the Planning and Development Act 2000 (as amended), this Chief Executive's Report provides details of the submissions and observations received in relation to the Proposed Variation No. 4 as follows:

1. List the persons or bodies who made a submission or observation under this section;
2. Summarise the issues raised by the person or bodies in the submissions;
3. Give the response of the Chief Executive to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area, and any relevant policies or objectives for the time being of the Government or any Minister of the Government.

1.1 Summary of Proposed Variation No. 4 of the Meath CDP 2021-2027, as varied

Variation No. 4 consists of the following proposed amendment;

- To vary the Meath County Development Plan 2021-2027 by replacing the Maynooth Environs Written Statement in Volume 2 of the Meath County Development Plan with the adopted Maynooth Joint LAP 2025-2031 Written Statement. The existing Maynooth Environs Land Use Zoning Map and Maynooth Environs Cultural and Natural Heritage Map in Volume 2 will remain in place.

Reason: To ensure consistency of the adopted Maynooth & Environs Joint LAP with the Meath County Development Plan 2021-2027, as varied.

1.2 Consultation Process on the Draft Variation No. 4 to the Meath CDP 2021-2027

Consultation on Draft Variation No. 4 to the County Development Plan 2021-2027, as varied, together with respective Strategic Environmental Assessment and Appropriate Assessment Screening Reports was carried out for a period of 4 weeks from 16th May 2025 to 16th June 2025 inclusive.

The key elements of the consultation are set out below:

- Notices of the Proposed Draft Variation No. 4 to the County Development Plan 2021 -2027, as varied, were published in the Meath Chronicle and on the Meath County Council Public Consultation Portal. The notices included information on how to make a submission on the Proposed Draft Variation No. 4 and associated Environmental Reports.
- Notice of the Proposed Draft Variation No. 4 together with information on public consultation was issued to the Prescribed Bodies and adjoining Local Authorities.
- Draft Variation No. 4 and associated Environmental Reports were placed on public display in Buvinda House, each Municipal District Office, online at www.consult.meath.ie, the Meath County Council website and all MCC Social Media Platforms. All relevant websites and social media platforms included details of the consultation on the Proposed Draft Variation No. 4 including information on how to make a submission via the online Consultation Portal and by post. Updates and reminders were issued via Social Media Platforms.

Eight submissions were received during the Proposed Draft Variation No. 4 consultation period.

1.3 Approach to Consideration of Submissions

Following the uploading of all submissions to the online portal, each submission was reviewed. The 'Index of Submissions', outlined in Section 2 below, identifies each submission by unique submission number, name and page number where it is contained in the report.

Proposed changes to the text are identified in **blue** while text proposed for deletion contains a ~~strike~~ though.

1.4 Conclusion

In accordance with Section 13(6)(a) of the Planning and Development Act 2000 as amended, the members, having considered the Proposed Variation and Chief Executive's Report, may, by resolution as they consider appropriate, make the variation, with or without modifications, or they may refuse to make it.

A handwritten signature in black ink, appearing to read 'Kieran Kehoe', with a long horizontal stroke extending to the right.

Kieran Kehoe
Chief Executive

2.0 Index of Submissions

Submission No.	Name	Amendment No.	Page
Key Statutory Submissions			
MH-C194-3	Office of the Planning Regulator	General Submission	6
MH-C194-4	Uisce Eireann	General Submission	7
MH-C194-5	Department of Education and Youth Submission	General Submission	7
MH-C194-6	Office of Public Works	General Submission	8
MH-C194-8	Eastern and Midland Regional Assembly	General Submission	9
Other Submissions			
MH-C194-1	Claudiu Dima	General Submission	9
MH-C194-7	Kilcloon Environmental Action Association	General Submission	10
MH-C194-2	Environmental Protection Agency	General Submission	10

3.0 Submissions

3.1 Key Statutory Submissions

Submission

MH-C194-3 – Office of the Planning Regulator (OPR)

Summary of Submission

OPR concludes that no recommendations or observations are warranted.

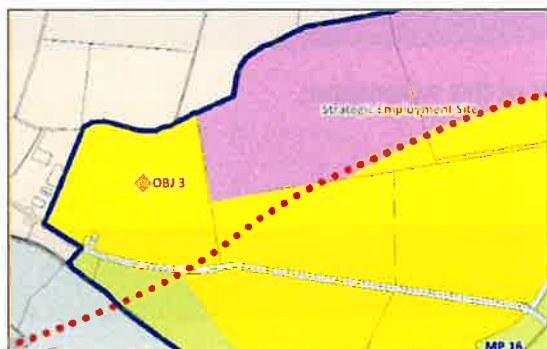
However, for the purposes of clarity, the Office of the Planning Regulator notes that it is proposed to retain the existing Maynooth Environs Land Use Zoning Map in Volume 2 of the County Development Plan. However, this zoning map includes a specific objective reference, CDP Spot Objective OBJ 3, which is now deleted as part of this proposed Variation. To ensure consistency and clarity between the written statement and the zoning map, it is requested that this spot objective is also deleted from the existing Maynooth Environs Land Use Zoning Map in Volume 2 of the County Development Plan.

Chief Executive Response

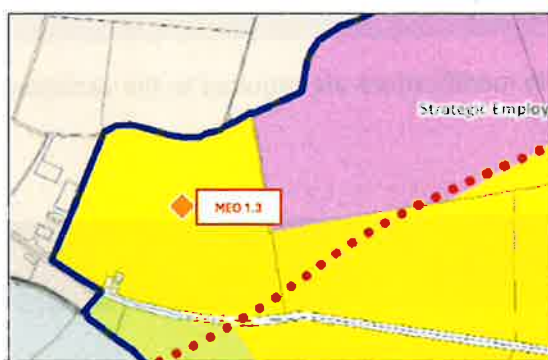
The Chief Executive notes the presence of Spot Objective OBJ 3 on the Maynooth Land Use Zoning Map which relates to an objective *'To facilitate the development of appropriately designed student accommodation to allow Maynooth University to continue to develop as a national and international centre for education and research.'* This objective has been retained in the Joint Maynooth LAP but has been renamed Objective MEO 1.3. Rather than remove the Spot Objective, the objective only requires renaming from OBJ 3 on the land-use zoning map to MEO1.3 of the Joint LAP.

Chief Executive Recommendation

Rename Objective OBJ 3 on the Maynooth Environs Land Use Zoning Map in Volume 2 of the County Development Plan to MEO 1.3 of the Joint Maynooth LAP.



Existing spot objective name



Spot objective renamed to MEO 1.3

Submission	MH-C194-4 - Uisce Éireann
Summary of Submission	
Uisce Éireann has no objection to the proposed variation.	
Chief Executive Response	
The Chief Executive welcomes the comments from the Uisce Éireann.	
Chief Executive Recommendation	
No modifications are required to the variation on foot of this submission.	

Submission	MH-C194-5 Department of Education and Youth Submission
Summary of Submission	
The Department notes the proposed changes and the crucial importance of the ongoing work of the Council in ensuring that sufficient and appropriate land is zoned for educational needs.	
Chief Executive Response	
The Chief Executive welcomes the comments from the Department of Education and Youth and will continue to engage with the Department on an ongoing basis.	
Chief Executive Recommendation	
No modifications are required to the variation on foot of this submission.	

Submission	MH-C194-6 – Office of Public Works
Summary of Submission	

Submission relates specifically to flood risk and the application of the Guidelines on the Planning System and Flood Risk Management (DECLG/OPW, 2009).

The OPW note that the Draft SEA Screening Report does not require a Strategic Flood Risk Assessment be undertaken due to Variation no. 4 having no effect on the land use zoning objectives of the existing County Development Plan. The OPW however advise that should any changes be implemented to zoning designations in areas of flood risk, an appropriate level of flood risk assessment should be carried out, and appropriate justification is required for any decisions made.

OPW note that they commented at both draft plan and material alteration stage of the Maynooth and Environs Joint Local Area Plan 2025-2031 and highlighted overlaps between areas of identified flood risk and undeveloped lands in the Moygaddy area where designated zoning objectives allow usage which is inappropriate to the level of flood risk identified. At material alteration stage, in response to OPW draft plan commentary, the Chief Executive's report set out that the lands had been subject to detailed site-specific flood risk assessments as part of planning applications submitted on these lands. These assessments concluded that proposed development avoided all predicted and identified flood risk and was located in Flood Zone C. The submission states that it had not been demonstrated that the lands had satisfied the criteria of the Plan Making Justification Test and Meath County Council might consider rezoning undeveloped lands in Flood Zones A and B for usage appropriate to the level of flood risk identified.

Chief Executive Response

The Chief Executive welcomes the comments of the OPW. No zoning changes are proposed under this Draft Variation, therefore no Strategic Flood Risk Assessment was required to accompany Draft Variation no. 4. The Chief Executive notes the suggestion to consider rezoning undeveloped lands in Flood Zones A and B. The area of land zoned employment and community within Flood Zone A and Flood Zone B is minimal - 695sqm and 78sqm respectively. For clarity, a statement has been included in Chapter 11 of the Joint Plan to ensure vulnerable and less vulnerable land uses shall not be permitted where there is identified flood risk as illustrated in Map 10.2 Strategic Flood Risk Assessment. The review of the Meath CDP will commence in 2025 and all flood mapping in the county will be reviewed and updated where required.

Chief Executive Recommendation

No modifications are required to the variation on foot of this submission.

Submission

MH-C194-8 -Eastern and Midland Regional Assembly

Summary of Submission

Proposed Variation No. 4 is considered consistent with the Regional Spatial and Economic Strategy 2019-2031 (RSES). The proposed variation does not impact the core strategy of the development plan. The regional assembly supports in principle the proposed amendments to the Meath CDP 2021-2027.

Chief Executive Response

The Chief Executive welcomes the comments of the Eastern and Midland Regional Assembly

Chief Executive Recommendation

No modifications are required to the variation on foot of this submission.

3.2. Other Submissions

Submission	MH-C194-1 – Claudiu Dima
Summary of Submission	
Submission does not relate to Proposed Variation No. 4 of the Meath CDP 2021-2027. The submission relates to a relief road in Dunshaughlin.	
Chief Executive Response	
This submission does not relate to Proposed Variation No.4 and therefore cannot be considered at this time.	
Chief Executive Recommendation	
No modifications are required to the variation on foot of this submission.	

Submission	MH-C194-7 - Kilcloon Environmental Action Association
Amendment No.	General Submission
Summary of Submission	
This submission refers to previous submissions made regarding material alterations to the Joint Local Area Plan dated 5 th December 2024 and to the Draft JLAP dated 30 th July 2024. The submission is focussed on a number of specific points;	
<ul style="list-style-type: none">• Lack of detail in the Maynooth Environs LAP compared to the Key Development Areas in Kildare. Submission states that no details are provided in relation to the provision of services or social and community infrastructure.	

- Traffic and Transportation impacts on the Kilcloon area. Also references the need for active travel and public bus transport.
- Maynooth Environs are currently not serviced with water or wastewater services. Submission states that no planning or development should be considered for Maynooth Environs until Uisce Éireann commit to an operational date for the Maynooth Wastewater Transfer Pipeline and associated upgrade to Maynooth wastewater pumping station.
- Submission welcomes the amendment to MEO 1.1 and 1.2 which requires the two masterplans to be agreed prior to any future application for the development of lands. Submission requests that the community and relevant stakeholders are involved in the masterplan process and the masterplan should address the issues raised in the submission.

Chief Executive Response

As the proposed Variation relates only to the incorporation of the already adopted Joint LAP into the Meath CDP 2021-2027, the issues raised in this submission cannot be considered as part of this proposed Variation. These issues have however been raised in the two previous submissions by Kilcloon Environmental Action Association at Draft Plan and Material Alteration stage and have been duly considered by the Planning Authority in the Chief Executives Reports dated 10th January 2025 and 10th September 2024. .

Chief Executive Recommendation

No modifications are required to the variation on foot of this submission.

3.3 SEA/AA Report Submissions

Submission

MH-C194-2 Environmental Protection Agency (EPA)

Summary of Submission

The EPA is one of the statutory environmental authorities under the SEA Regulations. In its role as an SEA environmental authority, the EPA sets out recommendations and SEA guidance for integrating environmental considerations into Local Authority land use plans. The submission contains various guidance links and data on SEA, AA, and the Water Framework Directive.

With respect to sustainable development, the EPA recommends that adequate and appropriate critical service infrastructure should be in place or required to be put in place, to service any development proposed and authorized during the lifetime of the plan or programme.

Chief Executive Response

The Chief Executive notes the submission from the EPA and will ensure the recommendations outlined are incorporated into the final SEA Determination.

The Chief Executive notes the recommendation to ensure that adequate and appropriate critical service infrastructure should be in place or put in place, to service any development proposed. To this extent, a comprehensive evaluation of all undeveloped residential lands in each settlement by way of Settlement Capacity Audits (SCA) will inform future zoning and phasing of residential lands. The SCA will inform the review of the County Development Plan. No zoning changes are proposed under this Draft Variation.

Chief Executive Recommendation

The Chief Executive notes the submission and will ensure the recommendations outlined are incorporated into the final SEA Determination.

4.0 SEA Screening for Draft Variation No. 4 Meath County Development Plan 2021-2027, as varied.

A submission has been received from the Environmental Protection Agency (EPA) MH-C194-2. The EPA submission recommends a range of guidance documents and resources in relation to the carrying out of Strategic Environmental Assessment Screening and the making of a determination in relation to such.

The Chief Executive notes the submission from the Environmental Protection Agency. SEA Screening of the Proposed Variation No.4 to the Meath County Development Plan 2021-2027 has been carried out in consultation with the Environmental Authorities.

The Strategic Environmental Assessment Screening Report accompanied Proposed Variation No. 4 during the public display period.